95 Nibley Road,
Shirehampton, BS11 9XP

Goodman & Lilley

# This well-proportioned three-bedroom home on sought-after Nibley Road offers fantastic potential in a prime Shirehampton location.

## Property Description

A fantastic opportunity to acquire a three-bedroom mid-terrace home on one of Shirehampton's most sought-after roads. Perfectly positioned close to green open spaces, the River Avon, and the popular Lamplighters pub, this property offers convenience, community, and charm. Inside, you'll find generous living spaces including a welcoming hallway, a bright bay-fronted lounge, and a kitchen-diner opening onto a superbly long rear garden with patio and storage sheds. With two double bedrooms, a single, and a family bathroom upstairs, this home has excellent potential for families, first-time buyers, or investors. The front garden offers scope to create off-street parking (subject to consent). In need of modernisation, this is a wonderful blank canvas to make your own.

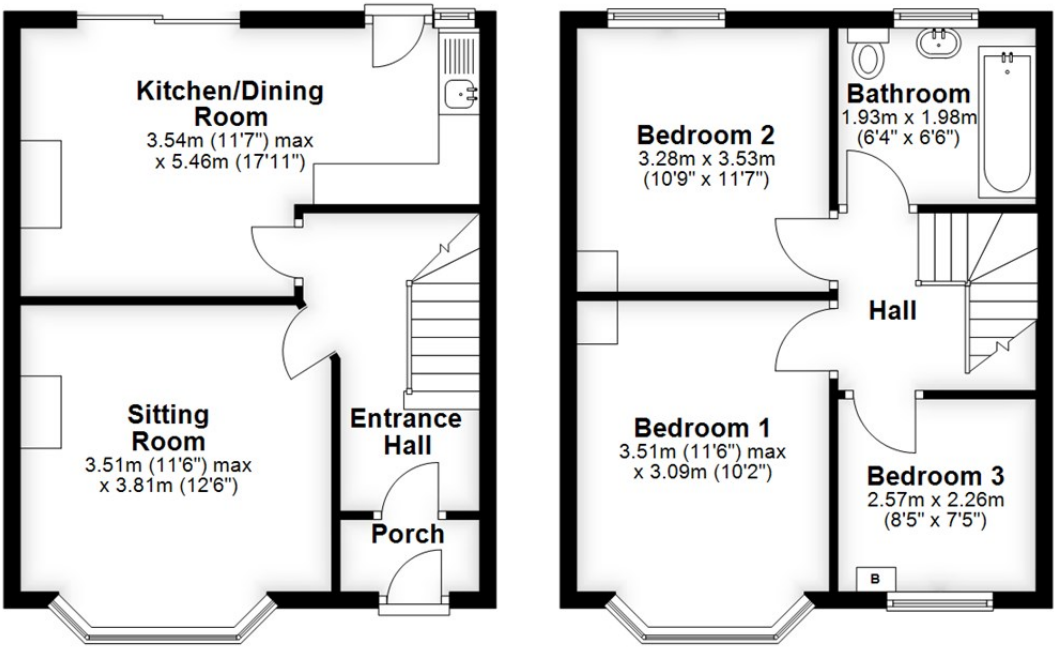
Shirehampton has a strong village feel with a great selection of local shops and amenities. On the High Street, you'll find a traditional butcher, a friendly fruit and veg shop, the COOP for everyday essentials, and several supermarkets nearby. There's also a real community spirit, reflected in the monthly Shirehampton Village Market held in the historic Tithe Barn — a lovely spot to browse fresh produce, handmade goods, and local crafts.

For green space, Kings Weston Woods is just a short walk away, leading onto the beautiful Blaise Castle Estate — perfect for walks, picnics, and exploring nature.

Transport links are excellent, with easy access into Bristol via the Portway, Shirehampton train station just a short walk away, and regular bus routes through the village. The nearby M5 also makes it easy to travel further afield.

- Sought-after location on Nibley Road, within walking distance of Shirehampton High Street
- Close to green open spaces, the River Avon, and the popular Lamplighters pub
- Three bedrooms – two spacious doubles and a single
- Bay-fronted lounge and full-width kitchen-diner to the rear
- Spacious hallway with welcoming porch
- Long rear garden with patio and sheds
- Front garden with potential to create off-street parking (subject to consent)
- Excellent scope for modernisation and personalisation

£295,000




**Ground Floor**
Approx. 40.0 sq. metres (430.7 sq. feet)

**First Floor**
Approx. 38.9 sq. metres (418.2 sq. feet)

Total area: approx. 78.9 sq. metres (848.9 sq. feet)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